

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 3, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District

ABSENT: Joan M. DuBois, Dranesville District
John B. Kelso, Lee District
Laurie Frost Wilson, Commissioner At-Large

//

The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Smyth noted that the Policy and Procedures Committee had met earlier this evening and discussed the proposed amendment to the Zoning Ordinance – standards for cluster by-right. She also noted that the Committee would meet again on January 8, 2004 to further review this matter with staff.

//

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE THE PROPOSAL TO CHANGE ARTICLE 7-103 OF THE COMMISSION’S BYLAWS AND PROCEDURES, COMPREHENSIVE PLAN REVIEW ITEM #4, TO CHANGE THE ALLOTTED TIME FOR APR TESTIMONY AS FOLLOWS:

- 5 MINUTES FOR NOMINATORS AND CIVIC/COUNTYWIDE ASSOCIATIONS
- 3 MINUTES FOR INDIVIDUALS
- 2 MINUTES FOR ANYONE NOT ON THE SPEAKERS LIST

Commissioner Hall seconded the motion which carried unanimously with Commissioners DuBois, Kelso and Wilson absent from the meeting.

//

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FROM DECEMBER 3, 2003 ON RZ 2002-PR-038, CLOVER TYSONS LIMITED PARTNERSHIP, PCA 81-D-045-4, GREENSBORO CENTER LIMITED PARTNERSHIP AND SEA 82-D-038-4, GREENSBORO CENTER LIMITED PARTNERSHIP, TO A DATE CERTAIN OF DECEMBER 10, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Kelso and Wilson absent from the meeting.

//

Commissioner Harsel announced that the Redevelopment and Housing Authority would meet with the Planning Commission's Housing Committee on Wednesday, December 10, 2003 at 7:30 p.m. in the Board Conference Room.

//

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON AF 2003-MV-001, EUGENE H. THOMPSON, BE DEFERRED FROM DECEMBER 3, 2003 INDEFINITELY.

Commissioner Koch seconded the motion which carried unanimously with Commissioners DuBois, Kelso and Wilson absent from the meeting.

//

FS-S03-35 – FAIRFAX CO. DEPT. OF INFORMATION TECHNOLOGY, 6199 Arrington Lane

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S03-35.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Kelso and Wilson absent from the meeting.

//

PUBLIC FACILITIES MANUAL AMENDMENTS (STREET LIGHTS; WATER AND FIRE REGULATIONS)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND ADOPTION OF THE PROPOSED PFM AMENDMENT REGARDING STREET LIGHTS AND WATER AND FIRE REGULATIONS, AS DISTRIBUTED TO THE COMMISSION LAST WEEK, DATED NOVEMBER 21, 2003.

Commissioner Byers seconded the motion which carried 5-0-4 with Commissioners Hall, Harsel, Moon and Smyth abstaining; Commissioners DuBois, Kelso and Wilson absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel noted there was only one item on the agenda:

1. SEA 01-M-038 – SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY, L.L.C.

This order was accepted without objection.

//

SEA 01-M-038 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY, L.L.C. - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 01-M-038 previously approved for a telecommunications facility to permit additional antennae and equipment cabinets. Located at 7212 Early St. on approx. 2.47 ac. of land zoned R-3. Tax Map 60-3 ((24)) 9B. MASON DISTRICT. PUBLIC HEARING.

Janet A. Brown, Esquire, with Jackson & Campbell, P.C., reaffirmed the affidavit dated November 13, 2003. There were no disclosures by Commission members.

Fran Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Responding to a question from Commissioner Harsel, Mr. Burnszynski clarified that the antennas would be painted green and the ground equipment would be painted brown.

Ms. Brown stated the applicant desired to co-locate on an existing AT&T treepole, and was also requesting that a previously approved Special Exception Amendment be modified to permit not only Sprint's proposed installation, but also future installations of up to two additional carriers, for a total of not more than four carriers. She pointed out that approval of the application would allow all other carriers to co-locate on the facility without additional special exception approval. Ms. Brown requested favorable consideration.

Commissioner Hall noted for the record that an amendment would be made to Development Condition Number 4, which would require antennas to be painted the same or similar color as branches. She noted she would recommend that Condition Number 4 state that the word "branches" be replaced with the word "foliage".

Commissioner Hall noted that Ms. Brown was a new member of the Mason District Land Use Committee but had recused herself during discussion of this case. She thanked her for her interest in serving on the Committee.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Hall for action on this application. (A verbatim excerpt is in the date file.)

//

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT FS-M03-27 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT UNDER SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Kelso and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 01-M-038, SUBJECT TO THE DEVELOPMENT CONDITIONS, WITH THE REVISION THAT THE WORD "BRANCHES" BE REPLACED WITH "FOLIAGE".

Commissioner Byers seconded the motion which carried unanimously with Commissioners DuBois, Kelso and Wilson absent from the meeting.

Commissioner Hall further MOVED:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING PURSUANT TO THE PROVISIONS OF PARAGRAPH 6 OF SECTION 13.201.
- THAT THE PLANNING COMMISSION APPROVE THE MODIFICATION OF THE SCREENING REQUIREMENT ALONG THE NORTHEASTERN AND SOUTHWESTERN PROPERTY BOUNDARIES
- THAT THE PLANNING COMMISSION APPROVE THE WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHEASTERN AND SOUTHWESTERN PROPERTY BOUNDARIES.

Commissioner Byers seconded the motions which carried unanimously with Commissioners DuBois, Kelso and Wilson absent from the meeting.

//

The meeting was adjourned at 8:51 p.m.

Peter F. Murphy, Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Karen M. Everett

Approved on: April 19, 2006

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission